



**AGREEMENT TO REMOVE PROPERTY FROM
PLANNED DEVELOPMENT AREA AGREEMENT
FOR
CASE NO. C2-66-001**

Owner: Commemorative Brands, Inc., a Delaware corporation

Address: 7211 Circle S Road, Austin, Texas 78745

City: The City of Austin, a home-rule city, municipal corporation and political subdivision of the State of Texas, in Travis County, Texas.

City Council: The City Council of the City of Austin

Consideration: Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid by the Owner to the City of Austin, the receipt and sufficiency of which is acknowledged.

WHEREAS, Commemorative Brands, Inc., a Delaware corporation, is the sole and current owner (the "Owner") of real property consisting of 20.314 acres of land, more particularly described in Exhibit A attached to this agreement (the "Released Property") on the date of this Agreement to Remove Property from Planned Development Area Agreement (the "Agreement").

WHEREAS, the Released Property is a portion of all that certain property described in File No. C2-66-001, consisting of approximately 51.77 acres of land, out of the William Cannon League as more particularly described in the planned development area agreement recorded in the Deed Records of Travis County, Texas, in Volume 3194, Page 2078, (the "Original Agreement").

WHEREAS, the Owner desires to remove the Released Property from the Original Agreement.

WHEREAS, the City Council agrees the Released Property should be removed from the Original Agreement.

NOW, THEREFORE, for and in consideration of the premises and mutual promises, covenants, and agreement hereinafter set forth, the City of Austin and the Owner agree as follows:

1. The Released Property is removed from and shall no longer be controlled by or subject to the terms and provisions of the Original Agreement.
2. This Agreement to Remove Property from Planned Development Area Agreement for Case No. C2-66-001 does not affect the status or validity of the Original Agreement.

8-23-07 #52

3. The City Manager, or her designee, shall execute, on behalf of the City, this Agreement for File No. C2-66-001, as authorized by the City Council of the City of Austin. The Agreement shall be filed in the Official Public Records of Travis County, Texas.

EXECUTED to be effective the 10th day of October, 2007.

OWNER:

**Commemorative Brands, Inc., a
Delaware corporation**

By: Sherice P. Bench
Sherice P. Bench,
Executive Vice President

CITY OF AUSTIN:

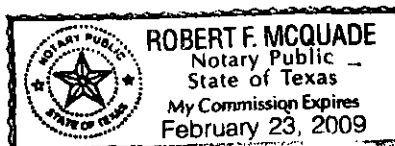
By: [Signature]
LAURA J. HUFFMAN,
ASSISTANT CITY MANAGER,
CITY OF AUSTIN

THE STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged before me on this the 22nd day of, August, 2007, by Sherice P. Bench, Executive Vice President, of Commemorative Brands, Inc., a Delaware corporation, on its behalf.

[Signature]
Notary Public, State of Texas



THE STATE OF TEXAS

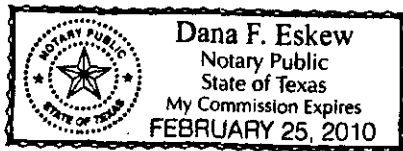
:

:

COUNTY OF TRAVIS

:

This instrument was acknowledged before me on this the 10 day of October, 2007, by Laura J. Huffman, as Assistant City Manager of the City of Austin, a municipal corporation, on behalf of the municipal corporation.



Dana F. Eskew
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

City of Austin Law Department
P.O. Box 1088
Austin, Texas 78767-1088
Attn: Diana Minter, Paralegal



Professional Land Surveying, Inc.
Surveying and Mapping

Office: 512-443-1724
Fax: 512-441-6987

2807 Manchaca Road
Building One
Austin, Texas 78704

**20.314 ACRE
LEGAL DESCRIPTION**

DESCRIPTION OF A 20.314 ACRE TRACT OF LAND OUT OF THE WILLIAM CANNON LEAGUE, ABSTRACT NO. 6, SITUATED IN TRAVIS COUNTY, TEXAS, BEING ALL OF LOT 3, LENOX INDUSTRIAL PARK SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 81, PAGE 154, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND BEING ALL OF LOTS 4A, 5A, 6A, AND A PORTION OF LOTS 7A AND 8A, AMENDED PLAT OF LOTS 2, 4, 5, 6, 7 AND 8, LENOX INDUSTRIAL PARK SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200300178, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AS CONVEYED TO SCHOLASTIC BRANDS, INC, BY SPECIAL WARRANTY DEED DATED, DECEMBER 16, 1996, RECORDED IN VOLUME 12839, PAGE 629, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 20.314 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING a 1/2" rebar with cap set in the southeast line of Lot 7A, being also in the west right-of-way line of Interstate Highway 35, for the northeast corner of the herein described tract, from which a 1/2" rebar found bears North 28°26'28" East, a distance of 349.95 feet;

THENCE along the west right-of-way line of Interstate Highway 35, the east line of the Amended Plat (200300178), and the east line of Lot 3, Lenox Industrial Park Subdivision the following five (5) courses:

1. South 28°26'28" West, a distance of 124.12 feet to a 1/2" rebar with cap found, from which a Texas Department of Transportation (TxDOT) concrete highway monument found for reference bears South 44°35'05" East, a distance of 1.20 feet;
2. South 35°33'14" West, a distance of 201.42 feet to a 1/2" rebar with cap found ;
3. South 28°24'20" West, a distance of 900.02 feet to a 1/2" rebar with cap found, from which a TxDOT concrete highway monument found for reference bears South 62°11'57" East, a distance of 0.95 feet;
4. South 35°17'33" West, a distance of 199.77 feet to a 1/2" rebar with cap set;
5. South 28°28'42" West, a distance of 308.28 feet to a 1/2" rebar with cap set for the south corner of Lot 3, Lenox Industrial Park Subdivision, being also in the west right-of-way line of Interstate Highway 35 and the northeast corner of a 0.67 acre tract recorded in Volume 5146, Page 1881, of the Deed Records of Travis County, Texas;

THENCE along the common line of Lot 3, Lenox Industrial Park Subdivision and the 0.67 acre tract, the following four (4) courses:

1. North 83°59'18" West, a distance of 71.54 feet to a 1/2" rebar found;
2. North 69°18'19" West, a distance of 48.61 feet to a 1/2" rebar found;
3. North 55°47'08" West, a distance of 166.05 feet to a 1/2" rebar found;
4. North 75°28'17" West, a distance of 91.90 feet to a 1/2" rebar found for the southwest corner of Lot 3, Lenox Industrial Park Subdivision, being also the northwest corner of the 0.67 acre tract, and in an east line of the remainder of Lot 1, Centennial Park, a subdivision of record in Volume 64, Page 22, of the Plat Records of Travis County, Texas;

THENCE along the common line of Lot 3, Lenox Industrial Park Subdivision and the remainder of Lot 1, Centennial Park, the following two (2) courses:

1. North 18°15'39" West, a distance of 142.45 feet to a 60d nail in a tree found;
2. North 11°00'08" West, a distance of 32.54 feet to a nail in concrete found in the west line of Lot 3, Lenox Industrial Park Subdivision, being also a northeast corner of Lot 1, Centennial Park and the southeast corner of those Onion Creek Lodge #220 tracts recorded in Volume 218, Page 40 and Volume 757, Page 420, both of the Deed Records of Travis County, Texas;

THENCE North 27°04'56" East, along the common line of the Onion Creek Lodge #220 tract and Lot 3, Lenox Industrial Park Subdivision, a distance of 365.50 feet to a 1/2" rebar with cap found for the Northwest corner of Lot 3, being also in the east line of the Onion creek Lodge #220 tract and the southwest corner of Lot 4A, Amended Plat;

THENCE North 26°54'37" East, along the common line of the Onion Creek Lodge #220 tract and Lot 4A, a distance of 54.28 feet to a 1/2" rebar found in the west line of Lot 4A, being also a northeast corner of the Onion Creek Lodge #220 tract and the southeast corner of Lot 2A, of Lots 2, 4, 5, 6, 7 and 8, Lenox Industrial Park Subdivision, from which a 5/8" rebar found bears North 66°46'38" West, a distance of 95.43 feet;

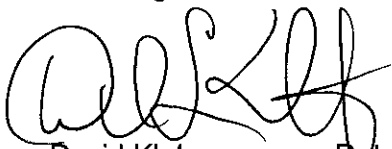
THENCE North 26°30'30" East, along the east line of Lot 2A, and the west lines of Lots 4A, 5A and 6A, a distance of 791.21 feet to a 1/2" rebar with cap found for the northwest corner of Lot 6A, being also a northeast corner of Lot 2A, and in a south line of Lot 8A;

THENCE leaving the northwest corner of Lot 6A, over and across Lot 8A, the following five (5) courses:

1. North 45°32'21" East, a distance of 143.92 feet to a 1/2" rebar with cap found;
2. North 69°15'12" East, a distance of 146.85 feet to a 1/2" rebar with cap found;
3. South 89°33'40" East, a distance of 62.54 feet to a 1/2" rebar with cap found;
4. North 40°55'53" East, a distance of 177.09 feet to a 1/2" rebar with cap set, from which a 1/2" rebar found bears North 40°55'53" East, a distance of 60.85 feet;

5. South $59^{\circ}11'35''$ East, a distance of 346.76 feet to the **POINT OF BEGINNING**, containing an area of 20.314 acres of land, more or less.

Surveyed on the ground January, 2007. Bearing basis is Grid Azimuth for Texas Central Zone, 1983/93 HARN values from LCRA control network. Attachments: Survey Drawing No. 543-001-ZN1.dwg

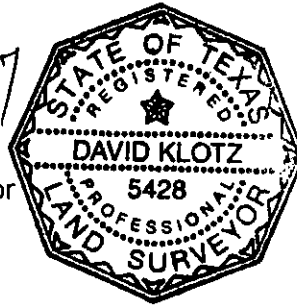


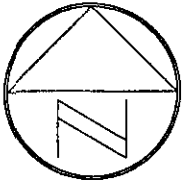
David Klotz

Date

Registered Professional Land Surveyor
State of Texas No. 5428

03/26/07





1" = 200'

REMAINDER OF
LOT 8A
AMENDED PLAT OF
LOTS 2, 4-8
LENOX INDUSTRIAL PARK
SUBDIVISION
(200300178)

LOT 7A

P.O.B.

LOT 8A

LOT 2A
AMENDED PLAT OF
LOTS 2, 4-8
LENOX INDUSTRIAL PARK
SUBDIVISION
(200300178)

LOT 6A

20.314 ACRES

LOT 5A

ONION CREEK
LODGE #220
A.F. & A.M.
(218/40 &)
(757/420)

REMAINDER OF
LOT 1
CENTENIAL PARK
(64/22)

3.40 ACRE
CITY OF AUSTIN
(5082/2211)

IN CONC
60d

LOT 3
LENOX INDUSTRIAL
PARK SUBDIVISION
(81/154)

LOT 4A

INTERSTATE HIGHWAY 35
(RIGHT-OF-WAY WIDTH VARIES)

0.67 ACRE
CITY OF AUSTIN
(5146/1881)

PROJECT NO.: 543-001
DRAWING NO.: 543-001-ZN1
DATE OF SURVEY: 01/05/2007
PLOT DATE: 03/26/2007
SHEET 1 OF 2

Chaparral

EXHIBIT TO ACCOMPANY A DESCRIPTION OF A 20.314 ACRE TRACT OF LAND OUT OF THE WILLIAM CANNON LEAGUE, ABSTRACT NO. 6, SITUATED IN TRAVIS COUNTY, TEXAS, BEING ALL OF LOT 3, LENOX INDUSTRIAL PARK SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 81, PAGE 154, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND BEING ALL OF LOTS 4A, 5A, 6A, AND A PORTION OF LOTS 7A AND 8A, AMENDED PLAT OF LOTS 2, 4, 5, 6, 7 AND 8, LENOX INDUSTRIAL SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200300178, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AS CONVEYED TO SCHOLASTIC BRANDS, INC, BY SPECIAL WARRANTY DEED DATED, DECEMBER 16, 1996, RECORDED IN VOLUME 12839, PAGE 629, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

LEGEND

- 1/2" REBAR FOUND
- HC 1/2" REBAR FOUND W/HOLT CARSON CAP
- C&B 1/2" REBAR FOUND W/CARSON & BUSH CAP
- ▲ NAIL FOUND (SIZE/TYPE NOTED)
- 1/2" REBAR WITH CAP SET

LINE TABLE

No.	BEARING	LENGTH	RECORD
L1	N28°26'28"E	349.95'	
L2	S28°26'28"W	124.12'	
L3	N83°59'18"W	71.54'	(N81°30'00"W 71.54')
L4	N69°18'19"W	48.61'	(N66°58'00"W 48.44')
L5	N55°47'08"W	166.05'	(N53°20'00"W 166.35')
L6	N75°28'17"W	91.90'	(N73°01'00"W 91.85')
L7	N18°15'39"W	142.45'	(N15°43'00"W 143.05')
L8	N11°00'08"W	32.54'	(N08°26'00"W 32.52')
L9	N66°46'38"W	95.43'	(NS64°14'40"E 95.50')
L10	N45°32'21"E	143.92'	
L11	N69°15'12"E	146.85'	
L12	S89°33'40"E	62.54'	
L13	N40°55'53"E	177.09'	
L14	N40°55'53"E	60.85'	

BEARING BASIS: GRID AZIMUTH FOR
TEXAS CENTRAL ZONE STATE PLANE
COORDINATES, BASED ON GPS SOLUTIONS
FROM THE NATIONAL GEODETIC SURVEY
(NGS) ON-LINE POSITIONING USER
SERVICE (OPUS).

ATTACHMENTS: METES AND BOUNDS
DESCRIPTION 543-001-ZN1.DOC

PROJECT NO.: 543-001
DRAWING NO.: 543-001-ZN1
DATE OF SURVEY: 01/05/2007
PLOT DATE: 03/26/2007
SHEET 2 OF 2

Chaparral

Recorders Memorandum-At the time of recordation this instrument was found to be inadequate for the best reproduction, because of illegibility, carbon or photocopy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

2007 Oct 17 03:00 PM 2007191659

HAYWOODK \$48.00

DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS